

EXHIBIT “A”

LAW OFFICE OF THOMAS GALLAGHER
STATEMENT OF SALE

SELLER: Maxwell and Caroline Stryker
Tracy Mattice.
Phillip Mattice

PURCHASER: Walter and Nancy Carmen

PREMISES: 36422 State Hwy 23
Roxbury, NY

Tax Map #: 91.2-9-5

DATE OF CLOSING: August 31, 2012

LOCATION OF CLOSING: Law Office of Richard Spinney

AMOUNTS DUE SELLER:

Purchase Price	\$215,000.00
2012 Town Tax	
($\$2,973.53/366$) = \$8.1243 per day x 123 days	\$999.29

TOTAL AMOUNT DUE SELLER \$215,999.29

PURCHASER:

Credits:

Downpayment	\$21,500.00
2012/2013 School tax (estimate) (\$2661.93/366) = \$7.2730 per day x 62 days	\$450.93
Purchase Money Mortgage	\$35,000.00

TOTAL CREDITS TO PURCHASER \$56,950.93

BALANCE DUE SELLER \$159,048.36

EXPENSES OF PURCHASER

Record Deed	\$40.00
File RP-5217	\$250.00
Mortgage Tax	\$262.50
Record Mortgage	\$43.00
Thomas Gallagher	\$250.00

EXPENSES OF SELLER

Transfer Tax	\$774.00
File TP-584	\$5.00
Mortgage Tax	\$87.50

CHECKS FROM PURCHASER TO OR ON BEHALF OF SELLER:

NBT Bank	\$107,205.75
Delaware County Sheriff	\$3002.62
Susan J. Mallory	\$4,000.00
Forster & Garbus	\$4,158.73
Sundae's Restaurant and Dairy Freeze,	\$1,500.00
Maxwell B. Stryker, Caroline Stryker, Phillip M. Mattice and Tracy L. Mattice	\$39,181.26

CHECKS FROM ESCROW:

Delaware County Clerk	\$866.50
Maxwell B. and Carolyn Stryker and Phillip M. Mattice and Tracy L Mattice	\$11,783.50
Belleayre Realty	\$6,450.00
Thomas Gallagher	\$250.00

*Certified Funds